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STATE OF NEW YORK.

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# REPORT

OF THE

## STATE BOARD OF CHARITIES

ON THE

### SELECTION OF A SITE FOR

AND THE

### ORGANIZATION OF

### AN EPILEPTIC COLONY.

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TRANSMITTED TO THE LEGISLATURE, JANUARY 11, 1893.

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# State of New York.

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## *To the Honorable the Legislature :*

The State Board of Charities respectfully submits its special report, as follows, under Chapter 503 of the Laws of 1892.

In pursuance of the said Act of the legislature, the board duly constituted a committee composed of three of its members, viz : its president, Oscar Craig, and State Charity Commissioners William P. Letchworth and Peter Walrath ; and charged its said committee with the duty of inspecting sites, examining plans, and ascertaining facts relevant and important to the object of the statute, namely : the establishment, in a proper situation, with a proper organization, of a colony for epileptics.

The circular issued by the committee gives the law, and the essential points to be considered in determining the selection of the site ; as follows :

### STATE OF NEW YORK.

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#### OFFICE OF THE STATE BOARD OF CHARITIES.

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ALBANY, N. Y., October 13, 1892.

DEAR SIR :

The Act providing for the selection of a site and plan for an epileptic colony, being Chapter 503 of the Laws of 1892, is as follows :

“AN ACT PROVIDING FOR THE APPOINTMENT OF A COMMISSIONER TO LOCATE AN INSTITUTION FOR EPILEPTICS IN THE STATE OF NEW YORK.

“Approved by the Governor, May 12, 1892. Passed ; three-fifths being present.

*"The People of the State of New York, represented in Senate and Assembly, do enact as follows :*

"SECTION 1. The Commissioners of the State Board of Charities are hereby directed to select a suitable site in the State of New York, on which to establish an institution, on the colony plan, for the medical treatment, care, education and employment of epileptics.

"SECTION 2. The said Commissioners of the State Board of Charities shall have power to receive by gift or to contract for the purchase of such site for the location of buildings of said institution, subject, however, to the approval of the next Legislature to whom they shall report their action in the premises within ten days after the commencement of the session, together with plans and estimates for constructing buildings suitable for the purpose named in section one of this Act; such site to include not less than three hundred acres, and such plans to provide for the accommodation of six hundred inmates and to admit such further extension of the buildings as may be necessary to meet future requirements of the State in providing for the epileptics.

"SECTION 3. The said Commissioners shall be entitled to the payment of their traveling expenses while engaged in the performance of their duties under this Act, and their account for such expenses shall be audited and paid out of the treasury, but they shall receive no compensation for their services. And the sum of fifteen hundred dollars, or so much thereof as may be necessary, is hereby appropriated out of any moneys in the treasury not otherwise appropriated, payable on the warrant of the Comptroller, for the purposes of this Act.

"SECTION 4. This Act shall take effect immediately."

The Commissioners present the following points to be considered in the selection of the site :

1. A tract of good land, including not less than one



thousand acres, and embracing numerous situations for a colony or village of small shops and residences with one or more larger-buildings for hospital and administration uses, to accommodate a population of one thousand to two thousand patients.

2. A healthy location, with climate inviting outdoor work and life, and pleasant scenery.

3. A sufficient supply of pure water for distribution throughout the buildings by gravity.

4. Facilities for the easy and final disposal of all sewage, without danger of polluting waters that are used for drinking purposes; and for good surface drainage, with freedom from secret springs and sub-moisture.

5. Railway communication for passengers and freight, with advantages for side track or switch to the grounds.

You are earnestly invited to make suggestions of proper sites, with statements of market values of lands, proximity of towns and other particulars.

Respectfully yours,

OSCAR CRAIG, *President.*

To \_\_\_\_\_

The circular, of which the foregoing is a copy, was mailed from the office of the Board in Albany, to the Senators, the Members of Assembly, Justices of the Supreme Court, the County Judges, and the Clerks of the Boards of Supervisors in each of the following counties, to wit: Columbia County, Dutchess County, Greene County, Orange County, Putnam County, Rockland County, Sullivan County, Ulster County, Westchester County, and New York County.

The counties named are included within lines drawn with reference to the centre of population of the State and a good climate for the colony; and the circulars were issued to no other county.

Responses to the circulars were received from the following counties, to wit: Sullivan, Dutchess, Green and Orange counties.

Special applications were also made in behalf of two sites in Livingston County, one at Sonyea about three miles from Mount Morris, the other being the county farm about two miles from Geneseo; and several sites in Jefferson County, situated respectively near Watertown, Adams, Sacketts Harbor and Cape Vincent.

Each of the sites proposed, whether in response to the circulars or on special application, has been duly considered by the committee and the board.

Land in Sullivan County, between Port Jervis and Summitville, was, through the senator from the district, brought to the attention of the committee; and two of their members, commissioners Walrath and Craig, went to Port Jervis for the purpose of examining the same, but were turned aside by a description of its unsuitable situation and soil, from the General Manager of the Port Jervis, Monticello & New York R. R. Company, in writing, dated November 17, a copy of which is hereto appended, and designated Exhibit One.

Another parcel of land in the same county, recommended by Cox Brothers, of Ellenville, was referred to commissioner Letchworth of the committee, who proceeded to its vicinity, and obtained representations from persons acquainted with the facts, showing that the land is wanting in the fertility and natural advantages required for a colony settlement.

Land near Summitville was recommended by Mr. Rose in a letter to Mr. Thornton, dated November 17, and transmitted to the committee subsequently to both of said visits of their members in the vicinity; but was considered by the committee, on the said statements made to them and other information, to be unadapted in soil and situation and natural conditions, to the proper requirements of a colony.

A farm about four miles from Poughkeepsie, recommended by the County Judge of Dutchess County, was visited by commissioners Walrath and Craig of the committee, with the county judge, and was found to be



objectionable on account of the rocks coming near the surface, which would make sewers unduly expensive, repeating the experience at the Hudson River State Hospital. If other lands adjacent could be obtained, they would not present the requisite conditions.

Several adjoining farms in Greene County, recommended by the Board of Trade of Coxsackie, were inspected by commissioners Walrath and Craig of the committee, with representatives of the Board of Trade; and though their inspection was cut short by an accident, an impression was obtained in some respects not unfavorable; but no further examination has been made, on account of the prices of the farms, in the aggregate over one hundred and five thousand dollars for seven hundred and eighty-two acres, which, in the opinion of the committee and the board, is more than the sum which should be expended for that quantity of land, with the probability of corresponding excessive expenditures for buildings and improvements.

A situation near Windham, on the western slope of the Catskill mountains, recommended by Edward M. Cole, has not been visited, as Mr. Cole's statement shows that it is not near any existing railroad.

A site near Warwick was proposed in a letter from the Orange County Judge to the president of the board, dated November 23; and as the proposition came so late and without specifications or definite statements on essential points, it was not inspected, but has been duly considered.

All of the proposed sites in Jefferson County have been examined by all of the members of the committee, with prominent representatives of the respective localities; except that near Cape Vincent, which was brought to their attention after their visit to the county, but with which or its immediate vicinity members of the committee and other members of the board are acquainted.

It is considered that none of the said situations in Jefferson County are proper for the following reasons:

By the terms of the statute the provision for epileptics is to be on neither the old institution plan, nor its ordinary modification by the substitution of detached buildings, as at Willard State Asylum. The colony idea is essential, as is shown by the express language of the law as well as its spirit, and by the needs and nature of the proper care and treatment of epileptics in community life. This colony design includes not only the separation of the patients into detached buildings, but the arrangement of the cottages upon irregular lines and at different distances, in accordance with the situations of the various building sites, adapted to the self support of the inmates through natural advantages for economy of administration, and for the successful prosecution of trades, industries and agricultural labors. In a climate such as belongs to each of the said sites in Jefferson County, the advantages within the purview of the statute and its general design, as well as the proper purposes of a colony, would be seriously compromised not only by deep snows and high winds interfering with free communications by invalid patients among the shops, barns and dwellings of the settlement, but also, except in the short summer season, by winter weather interfering with the labor and life of the invalids out of doors, quite indispensable to the humane and economical and proper treatment of this class of patients.

In view of the foregoing considerations, it is the opinion of the committee and board that Northern New York, while perhaps adapted to other state institutions, is not the proper section for an epileptic colony. The general conclusion is that the other natural advantages of the sites in Jefferson County are not such as should overrule the disadvantages of remoteness from the center of population on routes of travel and geographical lines, as well as the said disadvantages of climate.

The poor house farm, including the insane asylum, in Livingston County, is excluded from extended consideration by the impracticability of securing a railroad track to the premises.



## SONYEA PROPERTY.

This property situate in the Genesee Valley about three miles from Mount Morris, in Livingston County, is owned by the Sonyea Society of United Christian Believers, the members of which have within a few weeks joined the similar society near Watervliet, N. Y. One of the original purposes of the society many years ago, was to take and train children, some of whom would take the places of deceased members, but as the multiplication of orphan asylums in the regions round about, has interfered with the supply of recruits to the society, of which one of the practices is celibacy, its present members are generally advanced in years and unable to continue its existence. Their expressed wish is to have the Sonyea property dedicated to some public work of a charitable nature; and their representatives state that they now offer it for less than they would sell it in parcels or in bulk for other purposes.

It is the opinion of the committee and board that the original offer, which after prolonged negotiations has been reduced from one hundred and fifty thousand dollars to one hundred and twenty-five thousand dollars, is less than the market price or the intrinsic value or fair consideration for the property. The request for such reduction is however justified, on the ground of possible difference of opinion respecting values, and the expressed preference of the society to secure the property to continued charitable uses.

An option contract is on file in the office of the board, and a copy of it is hereto appended, designated Exhibit Two.

The land is in one tract comprising over eighteen hundred acres, traversed by two streams, one spring brook or creek issuing from springs which are situate partly on the premises, and the other, the Cashauqua creek, rising about thirty miles above, and flowing through the land in question, in a deep gorge with a fall of one hun-

dred and six feet on the premises, dividing them into nearly equal parts. This gorge with creek is of immense advantage for the complete separation of the sexes in free colony life.

As shown by the report of Mr. Nelson Tubbs, an eminent hydraulic engineer, made to the board, and dated December 24, 1892, the spring brook or creek is sufficient to supply over two hundred thousand gallons of water for domestic and fire purposes, at all seasons of the year, with a small outlay not to exceed \$25,000 for elevation and storage in dry weather; and the larger creek affords excellent facilities for drainage and disposal of sewage, and mechanical power for electric lighting and manufacturing purposes.

The original report of Mr. Tubbs is on file in the office of the board, and a copy is hereto appended and designated Exhibit Three.

Reference is made to said report for other points and a general description of the property.

A report from Samuel A. Lattimore, LL. D., professor of chemistry in the University of Rochester, dated January 7, 1893, showing that the water of the spring is almost ideal for domestic purposes and fairly good for steam boilers; and that the waters of both the spring brook or creek and of the larger creek are also pure and wholesome for domestic purposes, with the certificate of the surveyor identifying the waters, is filed in the office of the board, a copy whereof is hereto appended, and designated Exhibit Four.

The water power on the larger creek avoids the use of the water of either creek in steam boilers except for heating purposes.

A report from George J. Metzger, of Buffalo, a competent architect, showing general design and ground plans for new buildings and improvements to accommodate a population of six hundred, with future increase as indicated by the statute, is also filed in the office of



the board, and a copy thereof is hereto appended and designated Exhibit Five.

Reference thereto is hereby made as a part hereof, and is hereby approved and adopted.

This report has been made by the architect under the supervision and approval of commissioner Letchworth of the committee, and Dr. Frederick Peterson, of New York City, who has on several occasions visited the site for inspection, and Albany and Buffalo for consultation, refusing all compensation for his time or services. Dr. Peterson is a specialist skilled in the treatment of epilepsy and nervous diseases, and acquainted with the Colony for Epileptics, at Bielefeld, Westphalia, who has lately been consulted in the establishment of an institution for Epileptics in the State of Ohio. His advice and co-operation with the board, from the beginning, have been of great benefit, and have been as freely accepted as given, inasmuch as Dr. Peterson would not suffer himself to be included in any list of possible candidates for the office of superintendent of the Colony, or any position of emolument relating to it.

His written memorandum of his first inspection of the site, made at the request of the committee, with his conclusions, is in the form of a letter to the president of the board, dated November 1, 1892, and on file in its office; and a copy of the same is hereto appended, designated Exhibit Six.

A highway passes through the land, and other highways skirt its borders.

The Western New York and Pennsylvania Rail Road also runs through the land, with switch as well as main track, and with its Sonyea station on the property. The New York and Erie Railway is about one mile easterly of the said main line of the Western New York and Pennsylvania Railroad; and the Delaware and Lackawanna Railroad is about one mile easterly of the New York and Erie Railway, measured from the Sonyea station. Thus there is one trunk line of railroad passing this property

from Buffalo to New York City, and connecting with the towns in Southern New York and Central New York; and a branch of the Erie railroad passing near; and another line of railway crossing this property, and connecting with the Lehigh Valley Railroad, and also running directly to Buffalo and to Rochester, with their connections on the New York Central and Hudson River Railroad and the West Shore Railroad, and their branches with New York City, Poughkeepsie, Hudson, Newburgh, Kingston, Albany, and the cities and towns of Northern, Central and Southern New York.

The soil is very fertile and easily tilled, inviting the light labors of invalid patients, for their own physical and mental benefit, as well as for their maintenance. It is of various qualities adapted respectively to grains, vegetables and fruits. Mr. Alexander, one of the elders of the United Society of Christian Believers, and a trustee of its property, states that in one year the Society sold ten thousand dollars worth of crops from the land, besides those consumed thereon by the community. On file in the office of the board is a written memorandum of statements made by Mr. Alexander; whereof a copy is hereto appended, designated Exhibit *Seven*.

This memorandum relates to the soil and crops considered in the foregoing, and to the stables and barns.

These stables and barns are of magnificent proportions, and are substantially built upon approved plans.

The other buildings are also on good foundations and are well built of good materials. They are of sufficient capacity, in the opinion of the committee and the board, to accommodate between three hundred and four hundred patients at the present time.

Reference is here made to the said Exhibits three, five and six.

The buildings which as represented cost about eighty thousand dollars, present two essential features, viz: *First*. They are plain and economical, though substantial and attractive, and afford an assured basis for future expenditures in buildings and improvements with due



regard to economy, of which many state institutions have not been duly regardful. *Second.* The buildings include a chapel or church, a school house, a structure adapted to an infirmary or hospital for cases coming directly and constantly under medical treatment or care, a laundry, a dining hall, and numerous cottages for dwellings, and shops for the teaching and profitable prosecution of trades, with the complete and extensive barns and stables already alluded to ; and all the said structures and improvements are on the said statutory plan, namely, that of a colony.

The healthfulness of the site and general sanitary conditions are attested by four affidavits, respectively of three physicians of high standing in the county, and a member of the society, which are filed in the office of the board, and of which copies are hereto appended, designated Exhibits Eight, A, B, C and D.

The only disadvantage of the situation is its distance from the center of population. But this is more apparent than real on account of the excellent railway accommodations already mentioned ; and, in the judgment of the committee and board, is overruled by the foregoing considerations which make the site in all other respects not only relatively but absolutely good.

The Sonyea property in its entirety far surpasses any of the other proposed sites ; and from the nature of the case it must be unrivalled in any part of the state, and except as to its relation to center of population fulfills ideal conditions.

#### RECOMMENDATIONS AND CONCLUSIONS.

From the foregoing considerations and on general principles, and in pursuance of the provisions of chapter 503 of the Laws of 1892, the State Board of Charities respectfully submits to the Legislature the following recommendations and conclusions :

##### I.

There should be established in Livingston County in this State, a colony for epileptics, to be known as the Sonyea Colony.

## II.

There should be excluded from the colony, at least in its beginnings and formative stages, all insane epileptics, for two reasons, viz :

First, their presence would throw a cloud over the brightness and joyousness that should prevail so far as possible; and would set limits to the free life of the colony; and would tend to restrict commitments and entrustments of non insane patients.

Second. Proper buildings and accommodations for insane epileptics would cost more than due provision for the insane at the existing State hospitals; inasmuch as there buildings and appointments for administration are already provided; and any saving to the State at the said hospitals by transfers of patients from them to the colony would be more than offset by increased expenditure at the colony.

## III.

The objects should be to secure a community, for the humane, curative, scientific and economical treatment and care of epileptics, exclusive of insane epileptics; to fulfill which design there should be provided, among other things, a tract of fertile and productive land, in a healthful situation, with an abundant supply of wholesome water, sufficient means for drainage and disposal of sewage, and sanitary conditions; and there should be furnished, among other necessary structures, cottages for dormitory and domiciliary uses, buildings for an infirmary, a school-house and a chapel, workshops for the proper teaching and productive prosecution of trades and industries; all of which structures should be substantial and attractive but plain and moderate in cost, and arranged on the colony or village plan.

## IV.

There should be a board of nine managers of the Sonyea Colony, appointed by the governor, by and with the advice and consent of the senate. The full term of office of each



appointed manager should be eight years, after the first appointments; and the term of office of one of such managers should expire annually. To effect such order of expiration of terms of managers, the first appointments should be made for the respective terms of eight, seven, six, five, four, three, two and one years. Appointments of successors, and of persons to fill vacancies occurring by death, resignation or failure in attendance at meetings, should be made without delay.

Failure of any manager to attend the whole of two consecutive stated meetings of the board, should at its election, cause a vacancy in his office.

The qualifications of such managers should be as follows; two of said managers should be well educated physicians; one or two of the managers should be women; and all of said managers should be citizens of the state, and residents respectively as follows: one in each of the eight judicial districts of the state, with one additional manager for the city and county of New York; but no manager should reside in the town where said colony is located or in Livingston County, the object of such restriction being to prevent local influence for local expenditures of state money beyond general requirements or necessary uses.

The managers should receive no compensation for their services, but should be allowed their reasonable traveling and official expenses, when duly verified and approved by an auditing committee of the board, and duly presented to the treasurer of the colony for payment.

## V.

The board of managers, within sixty days from their appointment, should submit to the Attorney General, the land contract with option in the state, reported to the Legislature by the State Board of Charities at this session, and an official search and abstract of the title of the tract of land described in said contract, containing eighteen hundred acres more or less, lately occupied and owned

by the United Society of Christian Believers, situate in Groveland in Livingston County; and if such title shall be approved by the Attorney General, and certified by him to be good and free from incumbrance, the board of managers should, within thirty days thereafter, accept a good and sufficient deed of conveyance of said tract of land, to the state, to be approved by the Attorney General; and thereupon the treasurer of the state, on the warrant of the comptroller, should pay therefor, in manner to be provided, the consideration of \$125,000, with proportionate reduction for deficiency, if any, in the quantity of land, which is assumed in said contract, to be at least eighteen hundred acres for said purchase price.

Provided that if such title shall not be approved, or such deed with a good title free from incumbrance cannot be secured, the board of managers should so soon as practicable, report the facts to the legislature.

#### VI.

Upon securing the conveyance of said tract of land to the state, with the approval of the Attorney General as aforesaid, the board of managers should immediately put the premises thus conveyed, into proper condition for reception of patients; and should receive them gradually and as rapidly as practicable; and for such uses and purposes, should utilize the present buildings and improvements upon said premises, and adopt a general design including the same and the recommendations in this report, embracing Exhibit Five, and subsequently from the beginning to the end, make all buildings and improvements subserve such design and recommendations and true economy.

#### VII.

The act establishing the colony should contain, among other things, provisions prescribing the duties and powers of the managers, and of the officers, including a Medical Superintendent and a Treasurer, neither of which two



officers should be a manager; regulating the designation, commitment, reception, discharge and support of public and private patients; apportioning state patients, and governing all the officers, assistants, inmates and inhabitants of the colony.

Such provisions are formulated in a bill which will be offered by the State Charities Aid Association, and approved by the State Board of Charities.

## VIII.

The act establishing the colony should appropriate the sum of one hundred and fifty thousand dollars or upward out of any moneys in the treasury not otherwise appropriated, and should provide that the treasurer of the state shall, on the warrant of the comptroller, pay to the treasurer of the board of managers of said colony such sums as may, from time to time, be required for the purchase of land, improvements and betterments, erection of buildings and furnishing the same, heating, lighting and ventilating the same, and putting the lands and buildings into proper condition for the reception of patients and beneficiaries, not to exceed \$125,000 for the purchase of the land as hereinbefore stated, and not to exceed twenty-five thousand dollars for such other purposes; provided that such purposes and all requirements upon which such payments may be made should be certified to the comptroller by said board of managers in writing, specifying its items, the purposes for which the said sums are required, and should be verified by the affidavit of the superintendent and treasurer of the colony, and of the president and secretary and majority of the said board of managers; while other necessary sums for maintenance in the next fiscal year, and during the residue of the present fiscal year, and for water works and sewers, and for extensions to meet the immediate capacity of six hundred patients as required in the act under which this report is made, and future increase of population as therein also directed, should be

provided in the appropriation and supply bills of this and succeeding sessions of the Legislature.

## IX.

The direct effect of the establishment of the colony would be the relief of a numerous class of sufferers, of which there are over five hundred in the alms houses of the State, and as many thousands in its families of the relatively poor and indigent; to promote which benefits, New York should be quick to follow where Ohio has taken the lead and precedence in this work of humanity.

## X.

The indirect results of proper provisions for the medical treatment and education of epileptics, and their employment in the profitable prosecution of trades and industries and agricultural labors in colony life, would be to remove from the alms houses duties which they cannot discharge; and to release poor and indigent families from their tendencies to become dependent upon charity, on account of their infirm members; and thus to promote a wise and true economy and public policy in the prevention of pauperism.

BY DIRECTION OF THE BOARD.

Dated January 11, 1893.

OSCAR CRAIG,  
*President.*

## EXHIBIT 1.

PORT JERVIS, MONTICELLO &amp; NEW YORK R. R. Co.

PORT JERVIS, N. Y., Nov. 17th, 1892.

DEAR SIRs:—I am the general manager of the Port Jervis, Monticello and New York R. R. Co., and represent the site in Sullivan County proposed by Hon. W. P. Richardson of Goshen, from whom I have this day received a telegram suggesting that I arrange to convey you to the site by special train. But I am free to acknowledge that the site will not answer your requirements or the needs of such colony for the reasons that its soil is unproductive and it is situated on a rocky hillside.

I advise that you do not take the time personally to examine the site.

Yours truly,

BENJ. RYALL,

*Gen. Mgr.*

TO MESSRS. OSCAR CRAIG AND PETER WALRATH,

*Commissioners.*

## EXHIBIT 2.

For and in consideration of one dollar to us, Alexander L. Work and Hamilton DeGraw, trustees of the United Society of Christian Believers, in hand paid, the receipt whereof is hereby confessed and acknowledged, we, the said trustees, agree to sell and convey to the State of New York at the option of the State at any time between now and the 15th day of February, 1893, eighteen hundred acres of land be the same more or less, situate in the town of Groveland in the County of Livingston and State of New York, known as lands belonging to the "Shakers" so-called, described in three deeds, one from Hugh Boyle for himself and as guardian and the wife of said Boyle to Lucius Southwick, dated the 23rd day of August, 1837, recorded in the Livingston County Clerk's office on the



2d day of November, 1839, in Liber 19 of Deeds at page 469, purporting to convey 120 acres of land.

One other deed from Justus Harwood to Lucius Southwick and Joseph Pelham, trustees of the United Society of the People commonly called Shakers, bearing date the 6th of October, 1841, recorded in the said clerk's office on the 19th day of October, 1841, in Liber 24 of Deeds at page 395, purporting to convey 1,681 and 94-100 acres of land.

And one other deed from Justice Harwood to Lucius Southwick and Malachi Sanford, trustees of the United Society of the People commonly called Shakers, bearing date the 21st day of January, 1846, and recorded in said clerk's office on the 18th day of June, 1846, in Liber 30 of Deeds, at page 441, purporting to convey 70 acres of land.

The title to be made perfect in the State and shown by official searches and abstracts to be free and clear of incumbrance.

Such sale and conveyance to be made at the price and for the consideration of one hundred and twenty-five thousand dollars (\$125,000), to be paid upon the delivery of the conveyance and when the title is made satisfactory to the proper officers representing the State.

The said lands are to be surveyed by the grantors before such conveyance and if the quantity of land falls short of eighteen hundred acres there shall be deducted from the purchase price of said land, \$69.44 for each and every acre which the said land falls short of eighteen hundred acres.

If there should not be time after the State shall exercise its option to take said lands or give us notice thereof to make such survey and perfect the title and conveyance of said lands, it is understood that reasonable and sufficient time shall be given therefor, provided notice shall be given to us on or before the 15th day of February, 1893, and a proper contract shall be made and entered into by the State with us for such purchase.

In witness whereof we have hereunto set our hands and seals this 6th day of December, 1892.

ALEXANDER L. WORK,  
HAMILTON DEGRAW,

In presence of *Trustees.*

*Witnesses* { ISAAC ANSTATT, Trustee,  
JOSEPH HOLDEN, Ministry.

For and in consideration of the further sum of one dollar, the receipt whereof is hereby confessed and acknowledged, we, Alexander L. Work and Hamilton DeGraw, trustees of the United Society of Christian Believers at Groveland, having due authority in the premises, do hereby extend the option heretofore given to the State of New York, a copy of which is hereto annexed and made part of this agreement, until the first day of September, 1893, hereby granting to the State the right to take the property on or before that day at the price of \$125,000, named in said option upon the condition that, the crops then growing upon the premises shall be reserved, and if not taken by the State at a price agreed upon to be paid us in addition to said purchase price, that we may remove the same from the premises at maturity.

Witness our hands and seals the 10th day of January, 1893.

ALEXANDER L. WORK,  
HAMILTON DEGRAW,

*Trustees.*

*Witnesses* { ISAAC ANSTATT, Trustee,  
ELDER JOSIAH BARKER.

The articles of association or covenants of the members of the United Believers, commonly called Shakers, and the several declarations of trust under which the trustees Alexander L. Work and Hamilton DeGraw hold title are in my possession, to be held by me for the purpose of passing title to the premises upon a sale pursuant to the within option.

ROCHESTER, N. Y., Jan. 10, 1893.

E. A. NASH,  
Avon, N. Y.

## EXHIBIT 3.

ROCHESTER, N. Y., Dec. 24, 1892.

*To the Honorable, the State Board of Charities:*

Gentlemen:—At the request of Hon. Oscar Craig, President of your board, I visited the Shaker property (so called) at Sonyea, Livingston Co., and spent the two days of Tuesday and Wednesday of December 20th and 21st of the present year, in making a rapid, but somewhat detailed, reconnoissance, examination and study of said property with reference to procuring an abundant supply of pure water for domestic purposes, and also for fire protection, for an eventual population of 2,000 persons, to be there gathered and located in the manner contemplated by the plans of your Board; which plans were quite fully detailed to me by Mr. Craig, at that interview.

## DESCRIPTION.

As you are aware, the property in question is situated about  $3\frac{1}{2}$  miles southerly from the village of Mt. Morris. It is said to contain 1872 acres of land, of which about 1272 acres is cleared and 600 acres is woodland. About 500 acres is located in the broad valley of the Canaseraga Creek, the balance is of a gently rolling character, rising at the highest points to an elevation of 200 feet above the valley of said creek.

The Cashaqua Creek, which flows into the Canaseraga about a half mile easterly from the land in question, flows from the southward in a generally northerly course through this whole tract of land dividing it into two nearly equally portions. The stream has bluff banks and generally a rocky bed composed of shale.

The sub-stratum of the elevated portion of the tract, is shale rock from which numerous springs appear, at very many locations, which springs are said to be mostly perennial, never becoming entirely dry at any time during the year of least rain, or in the dryest portion of such a year. This I should also assume to be the fact from my observation of the geological formation.



There are two principal groups of buildings now located on the tract, popularly known as the East House and the West House. The East House location is about 800 feet southerly from the highway leading from Mt. Morris to Dansville, and is about 60 feet above the valley land to the northward. The West House location is about 1,500 feet southwesterly from the East House and about 40 feet above it. Any additional buildings on the west side of the Cashaqua Creek, which might be necessary to subserve your proposed enterprise, would naturally be erected on land adjacent to a line drawn between the East and West House locations.

Any buildings and constructions required for said purpose on the east side of the Cashaqua, would naturally be erected on a natural plateau southeasterly from the East House location at a point approximately 2,000 feet distant therefrom and at an elevation about 9 feet above that of the West House location.

The highway running along the front of the West House, is the boundary line between the towns of Groveland and Mt. Morris, and is also the westerly boundary of the original Shaker tract, said original tract being situate in the former town. At a period subsequent to the original purchase, an additional parcel of land containing about 70 acres was purchased on the westerly side of said highway and wholly in the town of Mt. Morris, presumably, and as is stated, for the purpose of controlling and utilizing the waters of several copious springs on said parcel, situate in the immediate vicinity of the West House.

#### POSSIBILITIES OF A WATER SUPPLY.

Among other instructions received, I was advised, that, in the judgment of your Board, it was deemed prudent to seek for a source of water supply which would be deemed ample for the domestic supply of a population of 2,000, and also which would furnish a liberal amount for fire service, delivered under such a head as would produce effective fire streams at any location where buildings are

likely to be erected, for any purpose. A provision of 100 gallons per head per day is now regarded as ample for all the uses of a village population, and which uses include sprinkling streets, roadways and lawns, and for fire protection, besides the usual domestic uses to which water is applied in modern village or town life.

#### THE CASHAQUA CREEK.

In making an examination for such a water supply the attention of the most casual observer would be at once attracted to the Cashaqua Creek, heretofore described as flowing northerly through said property and dividing it into two nearly equal portions. This stream rises, I am informed, in Allegany County, about 30 miles southerly from this property and, hence, has an extensive watershed and a flow of water through the Shaker property, abundant at all times and seasons for a much larger population than 2,000, or any other number that is likely to be gathered at this location for any cause. The natural qualities of the water flowing in the stream would be regarded as admirably adapted for a supply for domestic uses, and I should not hesitate a moment in recommending its use in the case in question, were it not from the fact that, in its course, it flows through or near the settlements of Hunt's Hollow, Oakland and the villages of Nunda and Tuscarora, and is the natural receptacle of whatever sewage or surface water may flow from said centers of population. It is probably true that by the use of modern mechanical filtration appliances the water could be made on all ordinary occasions perfectly acceptable and practically pure, yet in an unusual crisis, such as the prevalence of an epidemic of zymotic disease on the watershed, even the devices of mechanical filtration, might not prove entirely effective in removing all the pathogenic germs from the flowing water.

I have therefore believed that a water-shed of less capacity, and not exposed to pollution by accretions of population would be most desirable for your purpose, pro-

viding one could be found on the tract, which would unquestionably meet the important condition of abundant quantity.

#### SPRING BROOK.

On the 70 acres of land, heretofore described as located west of the town line road and in the town of Mt. Morris, are many springs of pure water flowing from the shale rock sub-stratum into the valley and stream of Spring Brook, which rises about  $2\frac{1}{2}$  to 3 miles to the southwestward, and flows in two branches to the Shaker property, at which point the two valleys unite and the united streams then flow northerly along or adjacent to the town line road, and thence to the Canaseraga Creek. The more westerly branch of this stream flowing through a deep rocky gorge above its junction with the other branch and numerous springs flowing out of the shale rock, were seen and examined by me, on my visit there at the date heretofore named. The course of this branch is also largely through woodland, and is thus thoroughly protected from human pollution.

The other, or more easterly branch, extends principally through cleared agricultural lands, in a gorge of considerable depth. From information received from residents, verified by a personal reconnoissance, the area of the water-shed of this stream is estimated at from two to three square miles. The large springs which have heretofore been used by the Shakers, for a domestic supply, are located near the West House and discharge their surplus waters into this stream.

Adjacent to the town-line road, the valley of Spring Brook widens out into a natural basin of several acres, which again contracts in width near the point where the stream crosses the highway. This would furnish an excellent location for a storage reservoir, having a capacity of from 6 to 10 million gallons, and would only require the construction of a dam about 200 feet in length across the valley near the highway bridge.



# QUANTITY OF WATER WHICH MAY BE COLLECTED ON THE SPRING BROOK WATER-SHED.

The water-shed of Spring Brook is not less than two square miles. In the locality in question, such a water-shed will produce, on an average, not less than 600,000 gallons per day, per square mile, or 1,200,000 gallons per day for the two square miles of this water-shed. Of course, this estimate is based upon the supposition that all the water could be stored.

The percentage of the whole rainfall, which may be collected in the streams, varies very largely with the several months. While in February and March the collection ranges from 100 to 200 per cent of the rainfall, in September the average is about  $8\frac{1}{2}$  per cent. From the foregoing statement it will be apparent that the water-shed in question will produce during some months a very large excess of water above the 200,000 gallons per day required in this case, and that there may be a deficit during some of the dry months of a dry season, or one of minimum rainfall, which deficit must be made good by sufficient reservoir storage.

Fortunately a rain gauge has been kept for a period of about 10 years, by John E. White, on his premises within one mile of Spring Brook. Mr. White is one of the observers for the State Meteorological Station, and his reports are made to the State Director of that station, at Cornell University.

I have carefully examined the records of rainfall thus kept by Mr. White, and have selected therefrom the minimum for the dry months of July, August, September and October, during the period of his observations. To these minimums, I have applied the percentages of rainfall collection, which may be rendered available for a water supply, and which percentages have been heretofore determined by me for an adjacent locality, after a long continued and elaborate gauging, the results of which have also been verified by other careful observers.

The results of this process indicate, that in a year of

minimum rainfall, there will be a deficit in the amount of water furnished by this water-shed for the four dry months named, of 1,250,000 gallons of water to maintain a constant daily supply of 200,000 gallons. This deficit would be made good by a storage reservoir with a capacity to the extent of the deficit, to wit, 1,250,000 gallons.

As it is desirable that a reservoir for such a purpose should have a greater depth than would be obtained by so small a storage as that above indicated, to prevent the growth of aquatic plants, and as a storage capacity of six to eight million gallons may be obtained at this location almost as cheaply as for the smaller quantity, I am prepared to make the following recommendations:—

1. That the valley of Spring Brook be selected as the source of a water supply, assuring you that a supply abundant in quantity and desirable in quality may be obtained from this source.

2. That to utilize this water for your purpose to the best advantage, it will be necessary to construct an earth dam across Spring Brook valley near the town-line road, with a masonry spill-way connected with the said dam of about 50 feet in length. The depth of the reservoir at the dam to be about 12 feet, and the storage capacity about 7,000,000 gallons. Some deepening of the reservoir basin at the upper end will be required, and the construction of a masonry drop at that point is recommended.

3. The construction of an engine and boiler house adjacent to said reservoir and the placing of a 15 H. P. steam pumping engine therein.

4. The erection of a steel water-tower on the summit of the hill in the apple orchard southerly from the West House, and at a distance of about 1000 feet from the proposed location of the pumping engine. The top of this said water-tower to have an elevation of 75 feet above the summit on which it is to be placed and to have a capacity of at least 200,000 gallons. The top of the water-tower, when thus placed, is designed to be 105 feet

above the West House location, 145 feet above the East House location and 96 feet above the plateau on the easterly side of the Cashagua Creek, selected as a desirable point for the location of an east side colony.

5. The extension of a six inch cast iron force main between the pumping engine and the water-tower, and a 10 inch gravity main from the water-tower past the West House to the East House, a distance of about 2000 feet, and provision for a future extension of said last mentioned main to the east plateau.

6. The location of groups of fire plugs or hydrants at such points as are desired. The 10 inch gravity main, thus provided, will furnish 6 to 7 fire streams at the West House or on the easterly plateau under a head of about 100 feet, or a like number of streams at and in the vicinity of the East House under a head of about 140 feet. These will be very effective fire streams, each discharging about 200 gallons of water per minute at the period of the day when the largest domestic uses occur.

The approximate cost of the plant complete, omitting the extension to the plateau on the easterly side of the Cashagua Creek, is \$25,000.

The designated pumping machinery will elevate 200,000 gallons of water into the water-tower in eight hours. Prudence would dictate that it should be in duplicate, which duplication is included in the foregoing estimate of cost.

#### PLAN RECOMMENDED FOR DISPOSAL OF SEWAGE.

After a careful study of the question of the disposal of the sewage, in case this tract of land is selected by you for the purposes you have indicated, I am satisfied that not only are there no serious obstacles to a solution of the problem, but that nature has supplied all the elements to enable you to achieve a cheap, easy and perfect success.

I am of the opinion that the sewage carrying system should be entirely separate from any surface, storm water or sub-soil drainage, which it may be deemed advisable to



provide. These latter may be discharged into convenient ravines, adjacent to points where the surface water may be accumulated, while the sewage, either before or after special treatment must be discharged into Cashaqua Creek north of the highway and railway.

On the valley portion of the Shaker tract, west of the Cashaqua Creek, there is a plateau containing several acres of land, elevated from four to six feet above the flats to the northward. It is but a few hundred feet westerly from Cashaqua Creek, and about 1500 feet northerly from the East House. It is about 8 feet above the creek and between 50 and 60 feet below the level of East House, and 100 feet below the West House.

The situation, character and porosity of the soil admirably adapts it to the purposes of intermittent filtration of the sewage collected on the said tract on the west side of the Cashaqua Creek, and its proximity to the creek renders it convenient for the discharge of the purified effluent water.

The treatment of the sewage here recommended consists in the discharge of the sewage over the surface of a specially prepared area of ground, at regular intervals, allowing a period of rest after each dosing of the area. In other words, if 100,000 gallons of sewage is discharged in one day upon one acre, it should be allowed a rest of three days before the same amount is again discharged upon it. This involves the necessity of preparing several small parcels which may be used intermittently.

The preparation of the filter grounds consists in properly grading the surface, providing necessary carrier drains and ditches the proper underdraining the land, and providing effluent ditches or pipes discharging into the Cashaqua Creek.

I have thus detailed a simple, cheap and easy method for the treatment, purification and disposal of the sewage which may be collected from the Colonies upon the west side of the creek, and in a similar way may the sewage be treated which may be collected from Colonies which may be established on the east side of the creek.

The foregoing described method is, however, advised only as an ultimate eventually. I am of the opinion that no nuisance will ever be created or harm arise from the discharge of the raw sewage directly into Cashaqua Creek, which has at all times a large volume of flow, and there are no settlements or industries along its course, or that of the Canaseraga, into which it empties, which could be seriously injured or effected thereby. I do, however, deem it wise to be prepared for thus treating the sewage in case serious exception should be taken by the public, or the local or state Board of Health, to its discharge in a raw state into the creek. This preparation will only require that the outlet sewer, in its course of the creek, shall be carried along, and adjacent to, the treatment grounds I have described, and which course will not at all increase the present cost of said sewer.

The cost of collecting the sewage from the west side Colonies, and its discharge into Cashaqua Creek ought not to exceed \$2,000.

#### CASHAQUA CREEK MAY BE UTILIZED FOR WATER POWER.

The Cashaqua Creek, as heretofore stated, rises in Allegany Co. and flows northerly a distance of at least 30 miles and empties into the Canaseraga Creek about three miles from its junction with the Genesee River. It has an extensive water-shed and a considerable volume of flow during the dryest part of each year. The fall in the bed of the stream through the Shaker property is 106 feet. For a major part of the distance the banks of the stream are bold and high, rendering the erection of several dams easy, cheap and practicable.

The flow of the stream is sufficient at all seasons to produce abundant power for electric lighting for any Colonies which may be located on the tract, and for transmission by cable or electricity to any desired point for light power, for various mechanical and manufacturing purposes. It may also be used for producing power to be directly employed on the stream itself for manufacturing at several locations.

## SUMMARY.

a. Spring Brook will furnish, at all times, an abundant supply of pure water for domestic purposes, and for fire protection for any colonies of patients which may be located on the Shaker tract, to the number of 2000 persons or more. That only a small amount of storage will be required during the dry months of a year of minimum rainfall. The estimated cost of a complete water works plant for the west side of the Cashaqua Creek will not exceed \$25,000.

b. The natural advantages, etc., for the collection and disposal of the sewage for the west side of the creek could not be improved, and will call for a present expenditure for the west side of the creek of only about \$2,000.

c. The water power which may be developed from the flow of the water of Cashaqua Creek through the said tract, with a total fall of 106 feet, will prove of great value for electric lighting and manufacturing purposes.

d. The situation is such that no damages can accrue to other properties situate below this tract, by the diversion of the waters of Spring Brook for water works purposes.

Information in relation to the relative elevations of the several locations, were obtained from the notes of A. M. Baker & Son, Civil Engineers, of Mt. Morris, N. Y., which elevations were many of them verified by myself, by the aid of an Aneroid Barometer. The distances stated are only approximations.

For detailed information in relating to the general plans of your board, as to the location of colonies, in case the tract should be selected for the purpose, I am indebted to Geo. J. Metzger, Esq., Architect of Buffalo, N. Y., who kindly met me at Sonyea, for the purpose and for general consultation.

Respectfully submitted,

J. NELSON TUBBS,

Mem. Am. S. C. E., Hydraulic Engineer.



## EXHIBIT 4.

H. P. MILLS, President.

H. E. BROWN, Cashier.

## GENESEE RIVER NATIONAL BANK.

MOUNT MORRIS, N. Y., Jan. 4, 1893.

I hereby certify that I have this day sent you by American Express Co., 1 jug water marked "*Spring*," taken from the large spring at the West House; 1 jug water marked "*Spring Creek*," taken from the creek made from all the springs below the proposed reservoir; 1 jug water marked "*Cashaqua Creek*," taken from the large creek and above all the buildings. It will go down to you this afternoon.

Very respectfully,

A. M. BAKER,

*Surveyor.*

To Prof. S. A. Lattimore, Rochester, N. Y.

ROCHESTER, N. Y., Jan. 7, 1893.

HON. OSCAR CRAIG,

*President State Board Charities,*

Rochester, N. Y.

DEAR SIR: On the 5th inst., I received by American Express from H. E. Brown, Esq., of Mt. Morris, N. Y., three jugs of water under seal of the Genesee River National Bank. The samples were marked as follows: "Spring," "Spring Creek," and "Cashaqua Creek." A letter from Mr. A. M. Baker, surveyor, informs me that the sample marked "Spring," was taken from the large spring at the West House; that the sample marked "Spring Creek," was taken from the creek made by all the springs below the proposed reservoir; and that the sample marked "Cashaqua Creek," was taken from the large creek and above all the buildings. All the samples were taken on the 4th inst.

In accordance with instructions received from you under date of 30th ult., I have made chemical analyses of these waters with a view to determine their sanitary

quality and their suitability for domestic use. The figures given below express the number of grains of each substance contained in one gallon of water :

	Spring	Spring Cr.	Cashaqua Cr.
Color .....	Clear	Clear	Clear
Odor.....	None	None	None
Total solid residue...	15.16	43.45	62.11
Volatile at red heat..	2.62	3.50	1.74
Fixed res. at red heat..	12.54	39.95	60.36
Sodium chloride.....	0.47	1.40	1.28
Free ammonia .....	0.0001	0.0001	0.0001
Albumenoid ammo. ..	0.0001	0.0002	0.0002
Nitrites .....	None	None	None
Nitrates .....	Trace	None	None
Hardness .....	10.88	17.12	23.80

The analysis shows all these waters to be of a very high degree of purity as to organic matter. The large proportion of mineral substances held in solution by Spring Creek and Cashaqua Creek, chiefly calcium carbonate, renders these waters very hard and therefore unsuitable for use in the laundry, the lavatory, or steam boiler. The water of the Spring, although not strictly a soft water, nevertheless contains less mineral matter in solution than is usually found in the wells and springs of this part of the State. Its freedom from organic impurities is all that could be desired. Coming as it does from a deep source, of constant temperature, it would be but slightly, if at all, affected by the changes of the seasons as is the case with the water of lakes and rivers. The uniformity of quality which spring water maintains throughout the year is an element of great value in a sanitary point of view. In this respect I am confident you would find this source of water-supply, in respect to its sanitary quality all you could desire.

Very respectfully,  
S. A. LATTIMORE.

## EXHIBIT 5.

BUFFALO, January 7th. 1893.

*To the Honorable, the State Board of Charities:*

GENTLEMEN :—Personal inspection and examination of the property of the Christian Believers or so-called "Shakers" at Sonyea, in Livingston County, reveals the possibilities of an "ideal" colony for epileptic patients, particularly in regard to the arrangement of buildings and the groupings of same, and the natural advantages for future extension of the institution without deviating from the colony-system.

In the adaptation of this property to such purpose, and for the accommodation of six hundred patients, but few new buildings would be required.

The houses in the principal group, would, being in near connection with the barns and stock houses, be the natural home for the men engaged in the care of the stock and farm work, and would properly house about two hundred and fifty patients.

It is suggested that a group of buildings be erected north of the peach orchard and immediately in front of same and west of the main group. This group to consist of five buildings, an administration building containing executive offices with accommodation for resident physician and nurses, and to be flanked on each side with an observation cottage for the examination and study of the new-comers, and these cottages should each be flanked with a hospital building for the accommodation of the sick and feeble-minded. This group should provide accommodation for fifty male and fifty female patients. Proper separation of the sexes may be obtained by placing the females on the westerly side. The main entrance to the grounds should then be placed at the intersection of the Mt. Morris and Nunda highways, and the driveway should wind with graceful and easy curves up to the administration building and thence to the several groups.

The most desirable site for a group for females, is on



the elevated plateau about 2,000 feet south of the Mt. Morris and Dansville highway and east of the Cashaqua Creek. The steep and high banks of the creek create a natural and distinct separation of the sexes, and obviate the necessity of artificial barriers. This group to consist of five cottages, with an aggregate accommodation of one hundred and thirty patients. In these buildings large airy and well lighted rooms should be provided, for sewing, making of male and female apparel, millinery, and for the various occupations of women.

Northeasterly, and at a slight distance from the said women's group, is an excellent site for the school building, arranged for thirty children of each sex. This building to contain the several graded class rooms, music room, recitation rooms, dormitories, sleeping rooms, etc., and in fact shall also be the home of the pupils and teachers.

The most central and convenient location, for the group to contain the kitchen, laundry, and bakery, is at a point east of the Cashaqua Creek and north of the Mt. Morris and Dansville highway. The existing brick building on this site may be used in connection with this group. The kitchen and bakery buildings should contain accommodations for thirty female patients, who would be employed in these departments. In connection with the laundry there should be a cottage, which, in addition to the sitting-room, dormitories and sleeping-rooms, shall contain a well lighted and cheerful room for assorting and mending of the clothes. The laundry and its detached cottage should provide accommodations for thirty female patients.

In the above plan, each new building and cottage should be provided with its own dining room and a small kitchen for reheating some foods and for light cooking.

By the foregoing arrangement accommodations would be provided for three hundred and thirty male patients, and two hundred and seventy-five female patients, exclusive of administration department, nurses, etc,

The principal buildings at present on the premises are contained in two groups, and were commonly termed by the Shakers, "East House" and "West House" respectively.

The East House is situated about 800 feet southerly from the Mt. Morris and Dansville highway and about midway between Cashagua Creek and the westerly boundary line. This group consists of, a main building 51' 8"  $\times$  97' 8", and four stories in height; a kitchen building 72' 3"  $\times$  87' 3", and one story in height; a meeting house 45' 4"  $\times$  65' 4", two stories high; a sewing house, 34' 5"  $\times$  50' 5", and two stories high; a laundry building 34' 4"  $\times$  71' 10", and two stories high; an office building 26' 5"  $\times$  40' 5" (with wing), two stories high and with finished basement; a broomshop 32' 3"  $\times$  54' 3", and two stories high; a school house 18' 4"  $\times$  24' 4", one story high; a joinery 20' 4"  $\times$  35' 0", and two stories high; also a fruit-house, very large barn with silo, henmery, tool-house, old ice-house, and three store-houses. Adjacent to the above buildings and east of same, are the farm-house, with barn and wagon-shed; and on the west, the root-house.

The West House is located about 1,500 feet south-westerly from the East House, and contains the following buildings: A main building 36' 5"  $\times$  25' 2", and three stories high; with wing 49' 1"  $\times$  22' 1" and two stories high, and with full finished basement; an office building 16' 3"  $\times$  28' 2", and one and one half story high; a laundry building 40' 4"  $\times$  30' 5" and two stories high, with wing 22' 3"  $\times$  30' 0" and one story high; a sewing house and woodhouse 50' 7"  $\times$  30' 6", and two stories high; a broom shop 66' 5"  $\times$  30' 5", and two stories high; also dry house, large horse and storage barn, stock barns and stock sheds.

The main building and kitchen building of East House are constructed of brick, and all other buildings above mentioned are wooden. The three store-houses and the old ice-house are dilapidated and worthless and should be removed. All other buildings are in good order and preservation on the interior, but have been somewhat neg-

lected on the exterior and require immediate painting and some repairs.

At the East House the assembly-room on the ground floor of main-building, should be retained for such purpose, and as a library and reading-room, and may also be used temporarily for church services; the remaining portions of the building are now suitably arranged with sitting-room, dormitories and sleeping-rooms. The kitchen building should also be retained for the purposes heretofore used and should serve as general dining-room and kitchen for this entire group, but the partition on the north side of kitchen should be removed in order to gain light and more thorough ventilation and circulation of air. The first story of meeting house should be fitted up as a gymnasium, and the rooms in the intermediate story would constitute the necessary dressing-rooms; and the rooms in second story could be utilized as sitting-room and dormitories. The laundry building should be converted into a dwelling, by placing wood floors in the first story and by the erection of plastered partitions necessary for proper arrangement of sitting-rooms, dormitories and sleeping-rooms. The laundry machinery should be removed to the proposed new laundry group, and the feed-mill should be placed in connection with the power at the saw-mill. The joinery should be converted to the uses of saddlery, shoe-shop and tailor shop. The broom-shop should be fitted with partitions and floors necessary to constitute a dwelling. The school-house should be maintained as such. The office building is now properly arranged as a dwelling.

At the West House, the arrangement of the main building would not require any change. Plastering and a few partitions would be necessary in the laundry building and broom shop to convert them into dwellings. The sewing house and wood house would form a good dwelling by the construction of a floor for first story, and with necessary plastering and partitions.

The office building should be used as a school-house or for tailor shop, shoe shop, etc.



No other material changes would be required in these groups, excepting necessary repairs, and the introduction of lavatories, water-closets, baths and shower-baths.

One general steam heating apparatus, placed in the kitchen building of the East House, would serve to heat the said building, the main building and the present meeting house, sewing house and laundry building. A steam furnace placed beneath the present broom shop of said group would heat the said building and the adjoining schoolhouse. The office building and farm house of said group should be provided with small steam furnaces. At the West House, one general steam apparatus should be placed in the dry-house to heat all the buildings of this respective group.

Ventilation in these groups, is designed to be obtained by the natural means of fire-places, flues and windows, as in ordinary dwellings, and no especial nor mechanical system is therefore suggested; furthermore, it is designed that all day rooms or sitting rooms be located on the ground floors allowing thereby a thorough airing throughout the night by the opening of windows, and that the dormitories and sleeping-rooms be in the upper stories permitting the same manner of ventilation throughout the day.

The existing large mill, situated on the banks of the Cashaqua Creek, will, in addition to the existing blacksmith shop, afford sufficient facilities for the male patients to engage in carpentry, blacksmithing, furniture making, wagon making, milling, etc.

An isolated incandescent electric-light plant should be installed to thoroughly light the buildings and the connecting roadways. The engine and dynamos should be placed in the power-house at the mill. The possibilities of accident by the use of lamps, candles, or gas-machines, and the safety of the patients afflicted with this peculiar malady, make it imperative to adopt electricity for lighting.

From reliable authority I learn that the Cashaqua

Creek would provide ample water at all times of the year to furnish all power required for dynamos and machinery, if a substantial dam were constructed at a point about 900 ft. south of the Mt. Morris and Dansville highway, there being a most liberal fall for the operation of turbines.

I would most respectfully suggest, that all proposed buildings be of plain and unostentatious design, constructed of brick with stone foundations and slate roofs. The administration building only should be permitted to exceed two stories in height, and said building should not exceed three stories. Each building should be provided with cellar beneath the entire building.

Although fire-proof construction is preferred and has manifold advantages, its excessive cost makes it inadvisable. The dangers of fire are decreased to a minimum by brick walls, steam heating and electric lighting.

On all buildings exceeding two stories in height, substantial balconied fire-escapes should be provided, with ladders extending to the roofs.

The several buildings of each group should be connected with each other by means of covered passageways.

It is claimed that the bricks of the main building of East House were made with material taken from this property; if such is the fact, the exposure of more than thirty-four years has proven the clay to be of the best for the purpose, and it is suggested that improved kilns and machinery be erected on the property, and that all bricks required for future buildings be made by the patients. Building-stone is also found on the premises, and could be quarried by the patients. A very great saving would thus result to the state, as both these materials enter largely into the construction of the buildings.

Should the state acquire this property, it would be necessary to do the following work before it could be occupied by the patients, to wit: To make the slight changes and the repairs in the East House and West House groups as are hereinbefore mentioned, to construct

the systems of water supply and sewage to serve the said groups, to install the heating apparatuses and electric lighting in the several buildings, and to equip the main building of East House with fire escapes. It is estimated that such work will cost about fifty thousand dollars.

The question of water supply and disposal of sewage is dwelt upon in the most able and expert manner by J. Nelson Tubbs, Esq., (Hydraulic Engineer and Member A. S. C. E.) in his detailed report on the subject.

Elevations, boundary lines, etc., of the property were kindly furnished me by Messrs. A. M. Baker & Son, Civil Engineers, of Mt. Morris, N. Y.

For valuable information relative to the care and particular wants required for epileptic patients, I am especially indebted to Dr. Frederick Peterson, of New York City, Specialist and Authority on Nervous Diseases.

The map herewith accompanying, shows the several buildings on the property, also the water-ways and railways; and on same we have indicated the location of the several suggested groups, the detailed plans of which are now in course of completion. Pictorial representations of various buildings on the site are also herewith submitted.

The said pictorial representations of the principal buildings, and the said map of the Sonyea property, are altogether appended, under the designation of Exhibit Nine.

Respectfully submitted,

GEO. J. METZGER,

*Architect.*

#### EXHIBIT 6.

NEW YORK, NOV. 1, 1892.

HON. OSCAR CRAIG, *Pres. State Board of Charities.*

DEAR SIR :—On October 21st I visited the property of the Shaker Community near Mt. Morris, N. Y., which has been offered to you as a site for the State Epileptic



Colony. There are about 1,800 acres of land perfectly adapted to all the needs of the proposed colony, especially in the line of small fruit growing and the raising of garden produce. But any sort of crop may be raised upon the land. There is an adequate water supply for any number of buildings that may ultimately be constructed. There would be no difficulty in the way of disposal of sewage.

There are already some twenty-five buildings upon the land in the way of living houses, shops and stables, all in excellent condition, and which I estimated could accommodate some 270 patients without much change. These buildings are mostly contained in two groups which I will briefly describe.

1st. Group (a). A four-story brick building very well built and easily accommodating 120 people—merely requires furniture, steam heating and fire escapes to make it ready for occupancy.

(b). A building used as a church with rooms easily accommodating 24 people, and a large assembly room below which might be made a gymnasium or school.

(c). Near this a fine cottage with rooms for 16 persons.

(d). A laundry well equipped for washing, drying and ironing, and mending and with a seed room and bed rooms for 5 people.

(e). A drying house for corn, fruits, etc.

(f). A carpenter shop for two or three workmen who could sleep in bedrooms above.

(g). A large broom shop with bedroom accommodation for three persons.

(h). A school house for 20 pupils.

(i). A large barn for cattle (36 head) magnificently built.

(j). A seed barn for the storage of garden seeds and vegetables.

(k). Chicken yard and house.

(l). Farmer's house with accommodation for 6 people.

(m). Cottage now used as office accommodating easily 10 to 12 people.

(n). A central dining-room, kitchen, dairy and baker shop of brick one story high, capable of supplying the needs of this cluster of buildings.

2d group, about a half mile west. The houses in this group are all of wood and well built.

(a). Main house, four story, with kitchen and dining-room and sleeping accommodation for 33 people.

(b). A cottage for 5 people.

(c). Ice-house.

(d). Another large house with room for 16 persons.

(e). A building with bedroom for 3 persons.

(f). A workshop with large rooms for seven varieties of indoor employments, and large vegetable cellars in the basement.

(g). An enormous stable and storage house.

These are the main groups of houses ; but besides these there are a cottage near the woods with room for 5 or 6 persons and these scattered cottages with accommodations for 16 persons together.

The land is pleasantly diversified. The landscape is beautiful. There are several hundred acres of woodland which could be converted into a park. There are orchards and some fine groups of trees on the place.

An especially valuable feature is that all of the present buildings can be used for male patients and are upon one side of the gorge and creek running through the property. By placing the buildings for females upon the large tracts of land across this creek there will be a natural barrier between the two sexes.

Taken altogether this is a spot perfectly adapted to the purpose. We might search the whole country and fail to find a site so fitting. It is an ideal place for a colony.

While it would be my own preference to have the new institution situated in the southeastern portion of the State nearer the centre of the State population, and in a part where it is warmer so that the patients might work

out of doors most of the year; still when one is offered such a site as this, a colony already in fact established with a growth and cultivation of twenty years ready for the new occupants, I think under these circumstances it would be justifiable to go even as far north and west as the Genesee Valley. There is a railway station on the place. There are three railways near at hand. The colony is on two great trunk lines running from New York to Buffalo (D. & L. R. R. and Erie) and upon one line running north and south, so that it is quite accessible.

Very truly yours,

FREDERICK PETERSON.

#### EXHIBIT 7.

##### DEACON ALEXANDER'S STATEMENT RESPECTING THE PRODUCTS OF SONYEA FARM.

The average yield of wheat from 125 acres last year was 25 bushels an acre. The wheat crop in the Genesee Valley and some other parts of Western New York was not as large last year as usual. Some years as many as 40 bushels of wheat to the acre have been raised on the Sonyea farm.

The average yield of oats last year was 60 bushels an acre. Some years the average has been as high as 70 bushels an acre.

Eight acres of peas and oats yielded 40 bushels an acre.

Thirty-three acres of Indian corn yielded 100 bushels an acre.

Twenty-nine acres of sweet corn yielded 7 barrels an acre of dried corn, a barrel containing 150 pounds (value 10c. a pound).

Ensilage corn yielded 25 tons an acre.

Thirty acres of beans yielded twenty bushels an acre.

Twelve acres of potatoes yielded from 150 to 300 bushels an acre.

An acre of beets yielded 20 tons; the carrots and turnips yielded in the same proportion.

The crop of onions yielded from 500 to 700 bushels an acre.

The average yield of cabbage was from 8,000 to 9,000 heads an acre. Many heads were as large as a bushel basket.

Some of the soil of Sonyea is particularly adapted to the raising of celery, but we have usually grown only enough for the consumption of our community.

All kinds of garden products do remarkably well, and the yield is large.

From a garden patch we raised last year a very fine crop of melons, from which we sold two hundred dollars worth besides what we used in the community.

Tomatoes yielded exceptionally large crops.

Two hundred acres yielded from  $1\frac{1}{2}$  to  $2\frac{1}{2}$  tons of hay an acre, according to the length of time the ground had been seeded. At the same time the farm was pasturing 100 head of cattle, mostly cows; also 300 head of sheep and 27 head of horses and colts.

In orchards about the east and west house groups of buildings there are 1039 apple trees of the varieties known as Baldwins, greenings, northern spies, russetts, several varieties of sweet apples, etc., etc.; 148 cherry trees of desirable kinds; 149 pear trees of different varieties; 511 peach trees of the best varieties; 100 plum trees, and 15 apricot trees. Grape vines of eight different varieties cover 536 feet of trellis. Berries of all kinds do remarkably well. There are 200 currant bushes. The red raspberry bed measures 140x12 feet; the black raspberry bed 312x126 feet; and the strawberry bed 320x42 feet. The apple crop last year was not large, but we sold five hundred dollars worth after reserving what was desired for our own use.

#### CAPACITY OF BARNS.

The capacity of the cow and grain barn at the west



house is 75 tons of fodder. This barn cost us \$10,000.

The capacity of the horse barn is 50 tons.

What we call the outer farm barn has a capacity of 25 tons.

The capacity of the grain barn at the east house is 150 tons. The capacity of the horse barn is 50 tons, and that of the cow barn 100 tons. Another barn in the east house group has a capacity for 60 tons.

#### EXHIBIT 8 A.

STATE OF NEW YORK, )  
County of Schuyler. ) ss.

Elisha D. Leffingwell, M.D., being duly sworn, says: That he resides at Watkins, N. Y., and is the president and managing physician of the Glen Springs Sanatorium of Watkins, N. Y. That he was formerly the president and managing physician of the Sanitorium at Dansville, N. Y., and was for eight years, from 1879 until 1887, connected with said Sanitorium at Dansville, N. Y. That he spent several years thereafter in investigating the advantages of different localities with a view to locating and establishing a Sanitorium. The greater part of 1890 and '91 was spent in the vicinity of Mt. Morris, expecting to establish a Sanitorium on the Murray Hill property. That before reaching that conclusion, he thoroughly investigated the whole locality in and about Mt. Morris as regards malaria, fevers and pulmonary troubles, by consulting with old resident physicians and others in that vicinity, and came to the conclusion that the region was one of remarkable general healthfulness. He should have erected Sanitorium on Murray Hill, instead of at Watkins, if the Murray Hill property could have been purchased on reasonable terms.

ELISHA D. LEFFINGWELL.

Subscribed and sworn to before me, )  
this 29th day of November, 1892. )

WM. E. LEFFINGWELL,

[L. s.]

*Notary Public.*

## EXHIBIT 8, B.

STATE OF NEW YORK, }  
County of Livingston. } ss.

Frank B. Dodge, being duly sworn, says: That he resides at Mt. Morris, New York, and for upwards of eleven years has been a regular practicing physician in the said town of Mount Morris and vicinity, and for upwards of ten years has been the family doctor for the Shaker Community, the home of which Community is a short distance south of the village of Mount Morris. That during all this time there has been no case of fever, typhoid or malarial, no diphtheria, and no lung trouble or consumption in such Community. That the occasions of deponent's calls to such Community have usually been slight stomach difficulties, surgical operations or dressing of wounds, or treatment for general weakness accompanying old age, usually extreme old age. That the water supply on the premises owned by said Community is to deponent's knowledge good and healthful.

That during deponent's practice during the years aforesaid, he has had a general practice extending through the village and into all portions of the town of Mt. Morris and vicinity, and that during these years he has been and still is familiar with the general sanitary conditions and health of the said village, town and vicinity, and deponent unhesitatingly pronounces the same remarkably and in fact, exceptionally good. That years ago, some malarial troubles were experienced in the village of Mt. Morris, arising, as deponent is informed and verily believes, from impure, surface-water wells and from stagnant canal waters, but that the said difficulties were entirely removed by the introduction of a water works system and the removal of the waters from the old canal basin.

That but very few cases of diphtheria have occurred during these years in said town, and that those cases were imported. That but very few cases of typhoid fever have occurred in said town and vicinity, and that at least 95

per cent of such cases were imported. That the said town and vicinity have been and are exceptionally free from fever, diphtheria and chronic lung trouble.

FRANK B. DODGE.

Subscribed and sworn to before me, }  
this 18th day of November, 1892. }

JNO. F. CONNOR,

[L. s.]

*Notary Public.*

### EXHIBIT 8 C.

STATE OF NEW YORK, }  
County of Livingston. } ss.

J. Morey Hagey, being duly sworn, says: "That he resides at Mt. Morris, N. Y., and for upwards of twelve years has been a regular practicing physician at said place, and has had during that time a general practice in and about Mt. Morris, and is familiar with the locality of the Shaker Community at Sonyea. That the general healthfulness of the town of Mt. Morris and the Sonyea locality is remarkably good. That the said locality is free from malarial and pulmonary troubles, typhoid and fevers of all kinds. That the water on the Shaker Community property is good and wholesome, and the natural drainage exceptionally good.

J. M. HAGEY.

Subscribed and sworn to before }  
me, this 2d day of Dec. 1892. }

JNO. F. CONNOR,

[L. s.]

*Notary Public.*

### EXHIBIT 8 D.

STATE OF NEW YORK, }  
County of Livingston. } ss.

Alexander Work, being duly sworn, says that he is a member of the Community of the Christian Society of

Believers, at Sonyea, Livingston County, N. Y., and has resided at said place as a member of such Community for upwards of forty-one years, and for seven years last past has served as trustee for such Community. That during the past twenty-five years the aforesaid community has consisted of about one hundred members as an average for each year, that the following are the names and respective ages of all the members of the said Community who have died during the last twenty-five years:

Edward Jennings.....	80 yrs.
Charlotte Fritzine .....	76 yrs.
Malachi Sanford.....	67 yrs.
John Byers.....	77 yrs.
Mary Jennings.....	74 yrs.
Dinah Truair .....	85 yrs.
John Lockwood .....	82 yrs.
Elizabeth Van Valkenburg.....	72 yrs.
Ann Lawson .....	70 yrs.
Susannah Greening.....	80 yrs.
William Carter.....	65 yrs.
John Leonard.....	63 yrs.
Robert Nelson .....	71 yrs.
Peter Long.....	69 yrs.
Richard Quimby.....	77 yrs.
Ann Work .....	87 yrs.
Emory Brooks .....	84 yrs.
Clark Coburn.....	55 yrs.
Maria Dutcher ?...?	56 yrs.
Orpha De Groat..	83 yrs.
Margaret Crary .....	80 yrs.
Peter Casprit .....	86 yrs.

That about 35 years ago a young lady died at said Community of consumption, having come to the Community subject to such disease, and that since such death no young person has died at the Community and, in fact, no person other than as stated above.

That during all this period there has been no case of



malaria, typhoid or other fever and no pulmonary trouble.

Deponent further says that the aforesaid Community consists of branches located, two in the state of Maine, two in Kentucky, two in New Hampshire, two in Connecticut, three in Ohio and two, aside from the Community at Sonyea, in the state of New York, and that during the past 25 years, the location at Sonyea has been considered the most healthful and has been most free from sickness of any of the locations of the several branches of the society as mentioned above.

That deponent considers the general healthfulness of the Sonyea location as remarkably good and the water supply pure and healthful.

Deponent further says that the occasion and reason for the sale of the property at Sonyea is solely due to the fact, that the number in the Community has become somewhat depleted by deaths from old age and withdrawals, and the desire to return to the parent branch at Watervliet where the parent society is possessed of more land and property than can be successfully operated by the present membership of such parent society.

A. L. WORK.

Subscribed and sworn to before me, )  
this 30th day of November, 1892. {

JNO. F. CONNOR,

[L. S.]

*Notary Public.*



EXHIBIT NINE.

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PICTORIAL REPRESENTATIONS

OF

THE PRINCIPAL BUILDINGS

AND

M A P

OF

THE SONYEA PROPERTY.







Sonyeo-Fast House Group.





Sonoma - West-House Group.





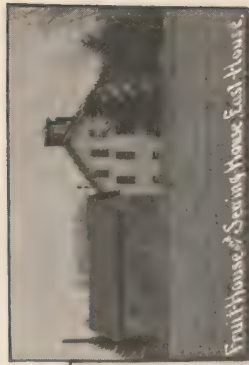


Main-Building, East-House.





Broom-Shop, East House.



Fruit House & Sealing House, East House.



Woolen Building, East House.



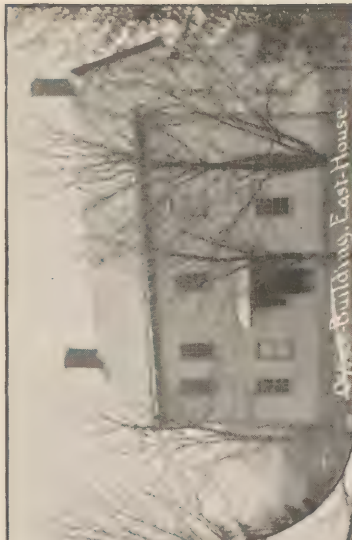
Meeting-House, East House.



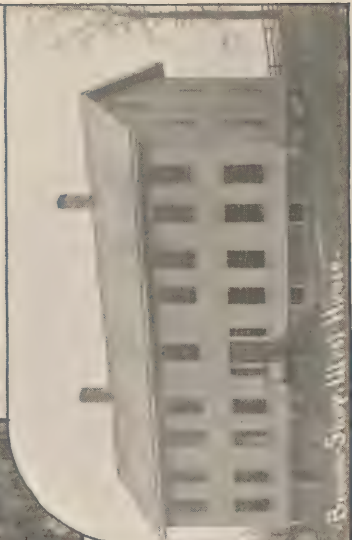
Woolen Building, East House.







Rice Building, East House.



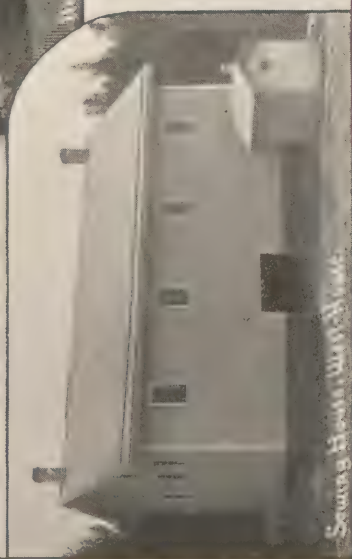
Burr Street Mill, West.



Rice Building, West House.



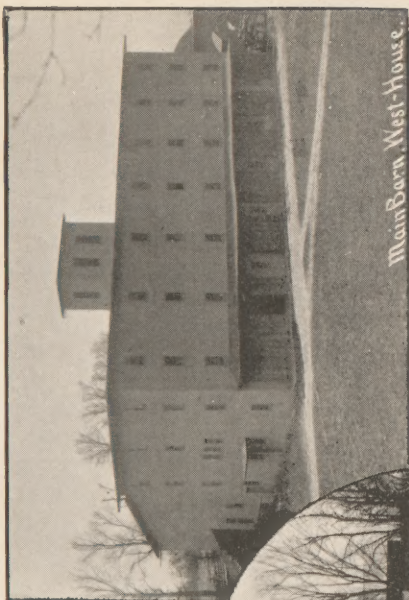
Laundry Building, West House.



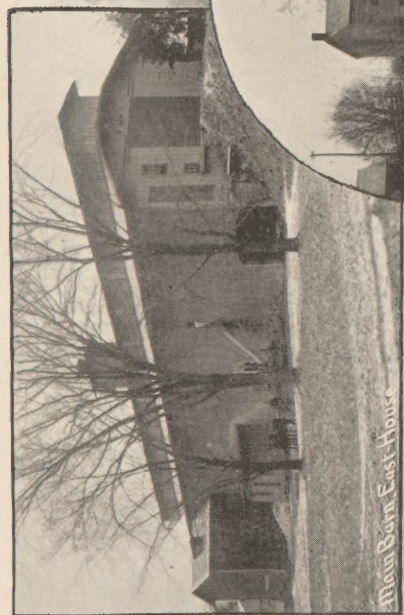
Sewing House, West House.



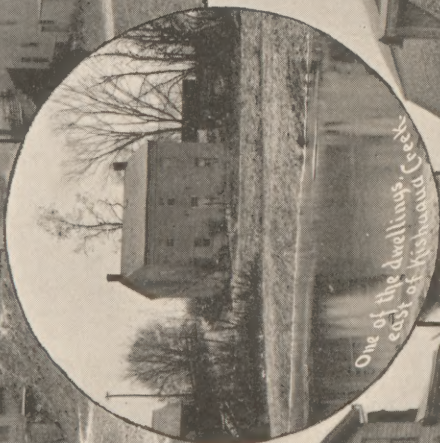




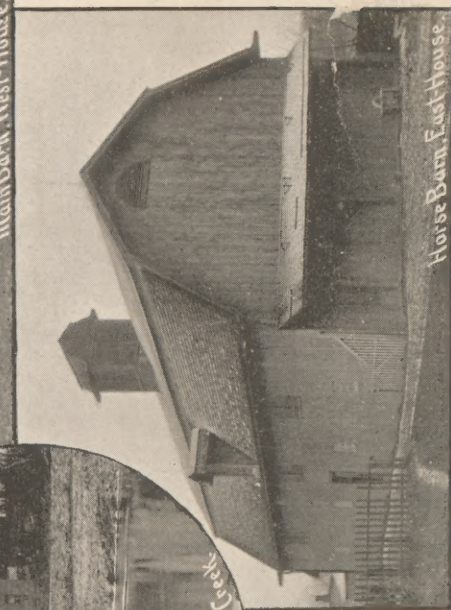
Main Barn, West House.



Main Barn, East House.



One of the dwellings east of the main barn.

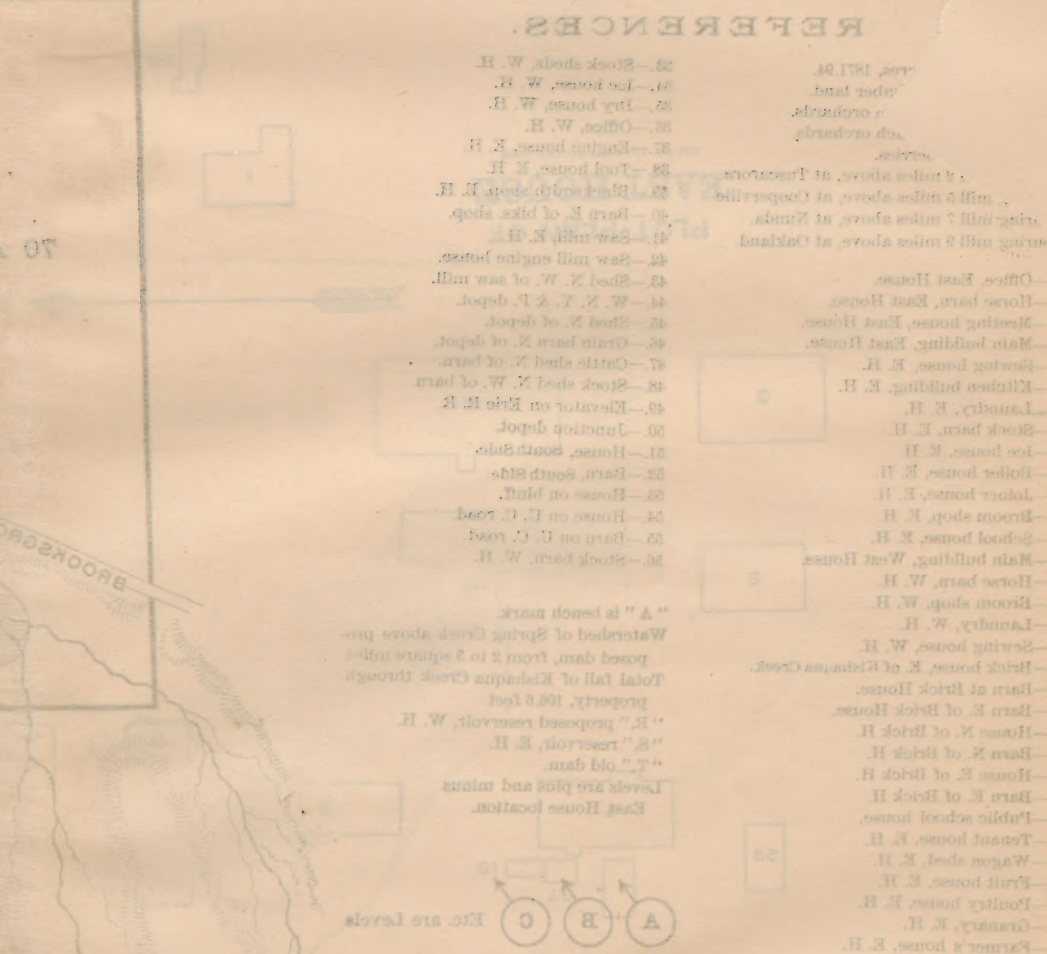


Horse Barn, East House.



Farmers House.

# CHRISTIAN BELIEVERS SOCIETY OF THE UNITED PROPERTY OF THE





# **PLOT-PLAN OF EAST-HOUSE** SCALE: 100 FEET TO THE INCH.

# **PLOT-PLAN OF WEST-HOUSE** SCALE: 100 FEET TO THE INCH.

## **REFERENCES.**

- 1.—Office, East House.
  - 2.—Horse barn, East House.
  - 3.—Meeting house, East House.
  - 4.—Main building, East House.
  - 5.—Sewing house, E. H.
  - 6.—Kitchen building, E. H.
  - 7.—Laundry, E. H.
  - 8.—Stock barn, E. H.
  - 9.—Ice house, E. H.
  - 10.—Boiler house, E. H.
  - 11.—Joiner house, E. H.
  - 12.—Broom shop, E. H.
  - 13.—School house, E. H.
  - 14.—Main building, West House.
  - 15.—Horse barn, W. H.
  - 16.—Broom shop, W. H.
  - 17.—Laundry, W. H.
  - 18.—Sewing house, W. H.
  - 19.—Brick house, E. of Kishaqua Creek.
  - 20.—Barn at Brick House.
  - 21.—Barn E. of Brick House.
  - 22.—House N. of Brick H.
  - 23.—Barn N. of Brick H.
  - 24.—House E. of Brick H.
  - 25.—Barn E. of Brick H.
  - 26.—Public school house.
  - 27.—Tenant house, E. H.
  - 28.—Wagon shed, E. H.
  - 29.—Fruit house, E. H.
  - 30.—Poultry house, E. H.
  - 31.—Granary, E. H.
  - 32.—Farmer's house, E. H.
  - 33.—Stock sheds, W. H.
  - 34.—Ice house, W. H.
  - 35.—Dry house, W. H.
  - 36.—Office, W. H.
  - 37.—Engine house, E. H.
  - 38.—Tool house, E. H.
  - 39.—Blacksmith shop, E. H.
  - 40.—Barn E. of blks. shop.
  - 41.—Saw mill, E. H.
  - 42.—Saw mill engine house.
  - 43.—Shed N. W. of saw mill.
  - 44.—W. N. Y. & P. depot.
  - 45.—Shed N. of depot.
  - 46.—Grain barn N. of depot.
  - 47.—Cattle shed N. of barn.
  - 48.—Stock shed N. W. of barn.
  - 49.—Elevator on Erie R. R.
  - 50.—Junction depot.
  - 51.—House, South Side.
  - 52.—Barn, South Side.
  - 53.—House on bluff.
  - 54.—House on U. C. road.
  - 55.—Barn on U. C. road.
  - 56.—Stock barn, W. H.
- "A" is bench mark.  
Watershed of Spring Creek above proposed dam, from 2 to 3 square miles.  
Total fall of Kishaqua Creek through property, 106.6 feet.  
"R," proposed reservoir, W. H.  
"S," reservoir, E. H.  
"T," old dam.  
Levels are plus and minus East House location.
- A B C Etc. are Levels

**PROPERTY OF THE  
SOCIETY OF THE UNITED  
CHRISTIAN BELIEVERS.  
AT "SONYEA",  
LIVINGSTON COUNTY,  
NEW YORK.**

SCALE: 8 Inches to the Mile.

